

The Salisbury Planning Board held its regular meeting on Tuesday, September 23, 2003, in the City Council Chambers of the Salisbury City Hall at 4:00 p.m. with the following being present and absent:

PRESENT: Lou Manning, Rodney Queen, Sandy Reitz, Jerry Wilkes, Fred Dula,
Mitzi Clement, Ken Mowery, Jeff Smith, Brian Miller, Sean Reid, Len Clark

ABSENT: Eldridge Williams

STAFF: Harold Poole, Patrick Kennerly, Joe Morris, Patrick Ritchie, David Phillips,
Dan Mikkelsen, Tammy File

The meeting was called to order by Chairman Dula. The minutes of September 9, 2003, were approved as published.

COMMITTEE REPORTS

[NOTE: Rodney Queen asked to be removed from the Board because of conflict of interest.]

Committee 2 report was given by Brian Miller, they met on Friday, September 19, in the City Council Chambers. The two issues that they had to discuss relative to this preliminary plat subdivision (S-5-03, Stone Ridge Section 2) were the length of streets and connectivity issues. As a committee there was a consensus 3-0 to grant a modification of standards on the length of streets requirement is 800 feet, there was an additional connection added under part 2 with Olde Salisbury that reduced the street length from 3,000 to about 2,000 but that is what we have a modification of standards relative to street length for 2,000 length street and also the connection was added from the original submittal to the Olde Salisbury subdivision.

Brian Miller made a motion that a connection be added to Olde Salisbury and secondly that a modification of standards is granted to the street length. Jeff Smith seconded the motion with all members voting AYE.

Brian Miller made the motion to bring Rodney Queen back on Board, Sandy Reitz seconded the motion with all members voting AYE.

Committee 1 report was given by Rodney Queen, they met twice on this Z-13S-03 Davis Cooke, 111 West Bank Street, Mr. Cooke has applied for a rezoning from B-5 Central Business to M-1-S Special Light Manufacturing. Beyond B-5 there would be only one additional permitted use, which would be "cabinet and woodworking shops," which is first permitted in the M-1 zoning district. No special conditions/restrictions were listed on the application. Mr. Cooke would like to have about three uses in the building, with a proposed woodworking shop taking up most of the 12,000 square foot building. A kind of showroom would be in the front.

At this committee meeting there was a lot of support from the neighbors and the committee feels comfortable with their decision. The committee did not approve of rezoning to M-1-S since that would appear to be "spot zoning," as well as precedent-setting for industrial

uses in the downtown area. Preferably, the committee (as well as the neighbors) would like to look into some kind of zoning text amendment.

Rodney Queen made the motion that a “woodworking shop” be a conditional use in B-5, Lou Manning seconded the motion with all members voting Aye.

Special Committee met twice to discuss the request from The Crescent for four additional real estate signs at and near the entrance to The Crescent. Sandy Reitz gave the report for this committee. The committee recommended that the signs for developments be heard by the Zoning Board of Adjustment for conditional use. The committee wanted the specifics of height, and materials as well as maintenance. There was no minimum size of development recommended or minimum number of lots in a development or minimum street frontage. Not an unusual request for The Crescent in particular, with the two signs, in that both of their entrances are on major thoroughfares. Mr. Harris asked for one sign that advertised for lots and second sign inside.

Sandy Reitz made a motion that a recommendation be sent from the committee requesting that this be sent to the Zoning Board of Adjustment for conditional use, outlining maximum 32 square feet signs, 10 feet in height, specific material on painted posts, with proper maintenance, be allowed in developments that have a minimum of 200 acres. Signs should be allowed only as lots are available. Sean Reid seconded the motion, there was a 4 to 6 vote. After much discussion, Sandy Reitz withdrew her motion. Rodney Queen then made a motion to send this back to a committee for further discussion make it more defined and fair for every one, Jeff Smith seconded the motion with all members voting AYE.

Committee 3 report was given by Ken Mowery, they met once on Nonconforming sign replacement. The issue is to what extent a nonconforming sign maybe damaged or maybe repaired or have a face replacement without having make the sign come completely into conformance. Went everywhere from not doing nothing to leaving it as it is to putting all the burden on the zoning enforcement and making them do different things with their permit issuance. This will be coming back again so that the committee can get more input from committee members who were not in attendance.

Carol A. Rhea, of Rhea Consulting, Inc. gave a presentation on Ethics Workshop for the Planning Board.

Carol told the Planning Board what qualifications citizen board members needed, care about their community’s past, present and future, be able to see the long view, be open to new and different ideas and opinions, have an opinion (or have the ability to form one) and be willing to share it, and be willing and able to make the commitment to prepare for and attend regular and special meetings, training, and conferences.

Carol also explained that the citizen board is a public body and that a public body is any elected body, any body appointed by an elected body, a majority of an elected or appointed body, and a committee of an elected or appointed body

Public bodies are subject to the open meetings law and all meetings for the purpose of conducting business must be open to any member of the public. Public notice must be provided for all meetings as required by state law and your ordinance. Closed sessions, or executive sessions, are strictly limited by law.

Accurate records must be kept of every meeting including closed sessions. Records must include any information submitted at the meeting by staff, applicants, or the public which were considered in any action taken. Records are open to the public for review at reasonable times given reasonable notice.

There being no further business to come before the Board, the meeting was adjourned.

Chairman

Secretary